



8 Cedar Court | Ashgrove Road | Aberdeen | AB25 3BJ

Two Bedroom Top Floor Flat in Convenient Location

Offers Over £114,995

Situated within a convenient location for accessing a number of local amenities, we offer for sale this well proportioned two bedroom top floor flat. The property is presented in good order throughout, offering spacious living and bedroom accommodation together with useful built in storage.

The property is entered via the communal hallway and staircase, ascending to the top floor where the flat is located. The internal hallway gives way to all accommodation and boasts three built in storage cupboards, one of which gives access to the floored loft with ramsay ladder access.

The lounge is naturally bright and finished with neutral tones and laminate flooring, also offering space for dining furniture if desired. The dining kitchen is fitted with a range of modern wall, base and drawer units overlaid with roll front work surfaces and incorporating an integrated gas hob and electric oven. This room is finished with vinyl flooring and space is available for a small dining set.

Both double bedrooms are of good size, benefiting from built in wardrobes with mirrored sliding doors as well as space for further free-standing furniture.

The contemporary bathroom, fitted in recent years, comprises a white W.C., wash hand basin and bath with mains shower over. The vanity unit provides useful low level storage and the room is extensively lined with aqua panelling.

Outside, the shared garden is mainly laid to lawn and the exclusive parking space makes for convenient off-street parking.

ACCOMMODATION

Lounge
16'7" x 11'5" (5.06m x 3.48m) approx.
Dining Kitchen
14'2" x 7'0" (4.32m x 2.13m) approx.
Bedroom 1
13'3" x 9'5" (4.04m x 2.87m) approx.
Bedroom 2
13'0" x 9'2" (3.96m x 2.79m) approx.
Bathroom
6'4" x 5'4" (1.93m x 1.63m) approx.

To be included in the sale price are all fitted floor coverings, curtains, blinds, light fittings and shades together with the fridge/freezer.

Gas Central Heating

Double Glazing

EPC Band - C



Hallway



Lounge



Lounge



Dining Kitchen



Bedroom



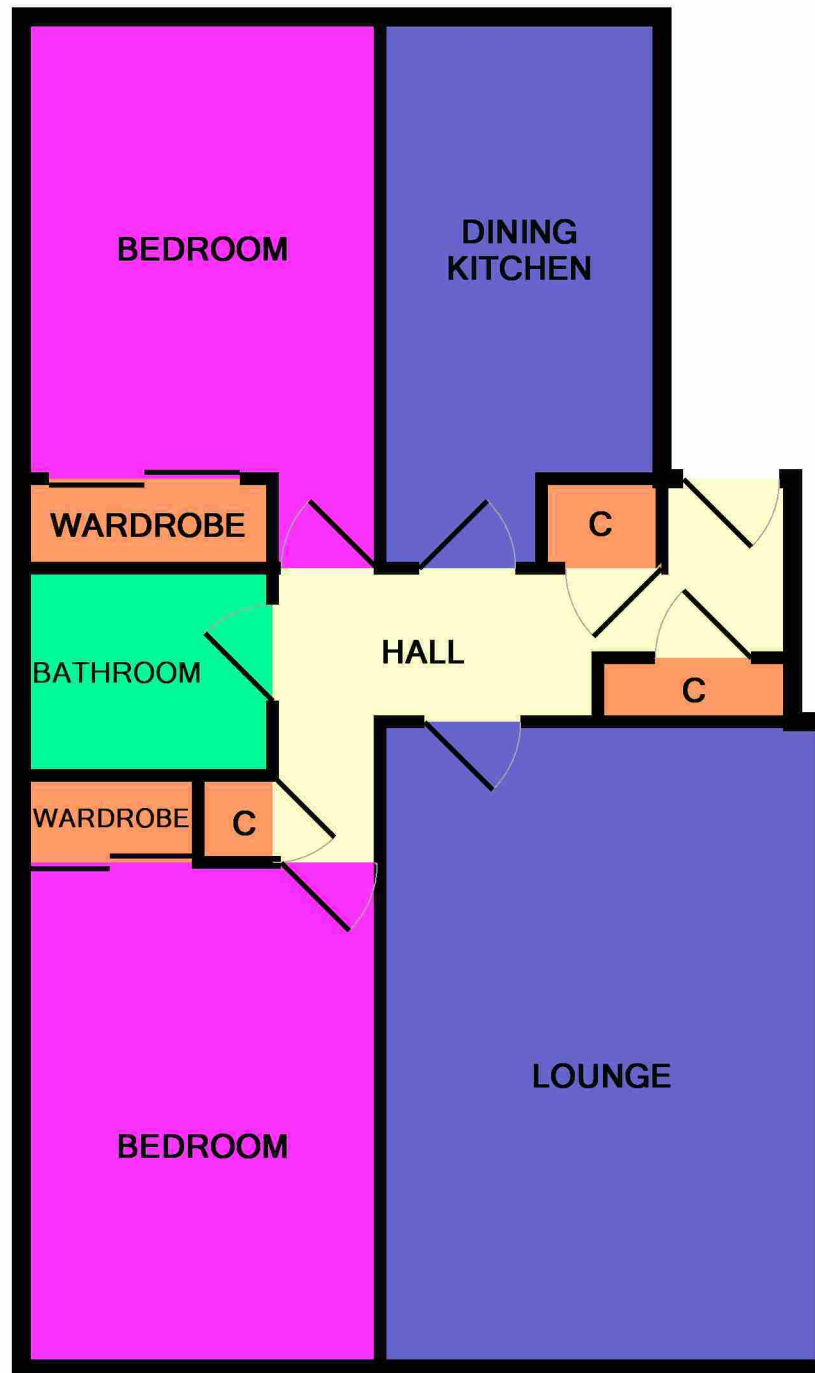
Bedroom



Bathroom



Garden



Floorplan

Property location



Directions

Travel east along Union Street turning left onto Union Terrace, then bear left onto Rosemount Viaduct. Turn right onto Rosemount Place and left onto Skene Square. Follow onto Berryden Road, past the Berryden shopping centres and take a left onto Back Hilton Road. Take the first right onto Ashgrove Road and Cedar Court can be found a short distance along on the right.

Location

Cedar Court is situated on Ashgrove Road which is close to some of the main arterial routes serving the city, with excellent public transport links to the city centre, airport and beyond. The location is extremely convenient for the University of Aberdeen campus, in Old Aberdeen and Foresterhill Hospital both of which are within walking distance.

Nearby there are a wide range of shopping facilities including Kittybrewster and Berryden retail park, where a Sainsburys superstore and Post Office are located.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.